

# NCPC File No. Z.C. 14 - 16

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Referred by the Zoning Commission of the District of Columbia

Approval of Report to Zoning Commission

Project Synopsis

**Commission meeting date:** March 5, 2015

**NCPC review authority:** Advisory - 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

**Applicant request:** Approval of report to the Zoning Commission of the District of Columbia

**Delegated / consent / open / executive session:** delegated

**NCPC Review Officer:** Hart

**NCPC File number:** ZC 14-16

## **Project summary:**

The Office of Planning proposed a text amendment and a map amendment to the Zoning Code. The text amendment would allow the C-2-B-1 zone to be built up to 75 feet as a matter-of-right, but maintain the same FAR and all of the other attributes as the C-2-B zone.

This new zone would be applied to Square 4268, Lots 2, 5, 6, 8, 10-12, 14, 800,801, 811, 815, Parcels 153/26, 153/83, 153/105, 153/113, 153/123, 153/150, 153/152 and 153/153. This is a 16 acre area bound by Montana Avenue, NE, Bladensburg Road and New York Avenue, NE. in Ward 5. This area is currently a C-M-1 zone, which is a light industrial / commercial zone, but it is identified in the District Element Comprehensive Plan as medium-density residential and moderate-density commercial. This area has been undergoing redevelopment and the older buildings that were on this site have been razed. New development is being proposed here. The existing height limit under its current zoning is 40 feet with a FAR of 3.0. No residential is allowed under the existing zoning.

The C-2-B -1 zone would allow for the development to be constructed to 75 feet in height, a total FAR of 3.5 (1.5 FAR non-residential) and a potential floor areas of 2.44 million GSF. The new land uses would be residential and commercial.



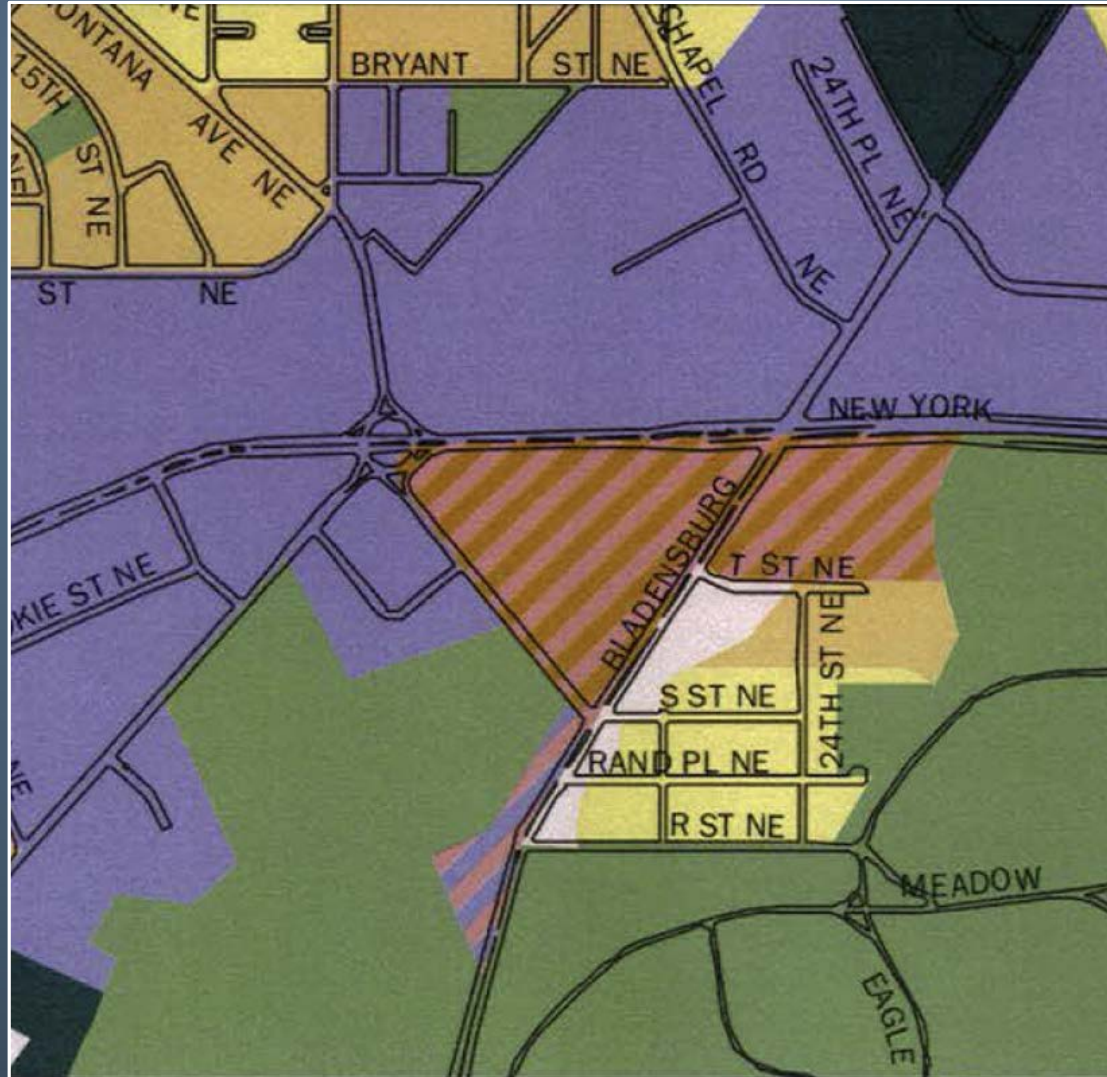




	Existing Zoning	Proposed Zoning
	C-M-1 MOR	C-2-B-1 MOR
Height	40', 3 stories	75'
FAR	3.0 max 0.0 res. allowed	3.5 max 1.5 non-res. max.
Potential Floor Area on Subject Site	2.09 million sf	2.44 million sf
Uses	Commercial and light industrial	Residential and commercial
Lot Occupancy	No limit	60%
Side Yard	Not required	Not required
Rear Yard	Not req'd below 20' of ht.	15'



# District Comprehensive Plan Land Use Designation



LEGEND	
<i>Residential Land Use Categories</i>	
	Low Density
	Moderate Density
	Medium Density
	High Density
<i>Commercial Land Use Categories</i>	
	Low Density
	Moderate Density
	Medium Density
	High Density
	Production, Dist. and Repair
<i>Public and Institutional Land Use Categories</i>	
	Federal
	Local Public Facilities
	Institutional
	Parks, Rec. and Open Space